

# Annual Urban Renewal Report, Fiscal Year 2015 - 2016

## Levy Authority Summary

Local Government Name: DENISON  
Local Government Number: 24G220

| Active Urban Renewal Areas         | U.R.<br># | # of Tif<br>Taxing<br>Districts |
|------------------------------------|-----------|---------------------------------|
| DENISON URBAN RENWAL               | 24001     | 6                               |
| DENISON DUBUQUE BLDG URBAN RENEWAL | 24004     | 1                               |

**TIF Debt Outstanding: 3,107,719**

| TIF Sp. Rev. Fund Cash Balance<br>as of 07-01-2015: |                | Amount of 07-01-2015 Cash Balance<br>Restricted for LMI |  |
|---|----------------|---|--|
|   | 20,472         | 300,000   |  |
| TIF Revenue:  | 845,250        |   |  |
| TIF Sp. Revenue Fund Interest:                      | 389            |   |  |
| Property Tax Replacement Claims                     | 0              |   |  |
| Asset Sales & Loan Repayments:                      | 0              |   |  |
| <b>Total Revenue:</b>                               | <b>845,639</b> |   |  |
| Rebate Expenditures:                                | 68,846         |   |  |
| Non-Rebate Expenditures:                            | 733,089        |   |  |
| Returned to County Treasurer:                       | 0              |   |  |
| <b>Total Expenditures:</b>                          | <b>801,935</b> |   |  |

| TIF Sp. Rev. Fund Cash Balance<br>as of 06-30-2016: |        | Amount of 06-30-2016 Cash Balance<br>Restricted for LMI |  |
|---|--------|---|--|
|   | 64,176 | 300,000   |  |

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 2,241,608**

## Urban Renewal Area Data Collection

Local Government Name: DENISON (24G220)  
 Urban Renewal Area: DENISON URBAN RENWAL  
 UR Area Number: 24001  
 UR Area Creation Date: 11/1990  
 UR Area Purpose: See attached plan.

| Tax Districts within this Urban Renewal Area               | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| DENISON CITY/DENISON SCH/1ST TIF INCREM                    | 24082    | 24083         | 24,134,816           |
| DENISON CITY AG/DENISON SCH/^89 INCREMENT                  | 24084    | 24085         | 0                    |
| DENISON CITY AG/DENISON SCH/^94 AMENDED PARCELS INCREM     | 24094    | 24095         | 0                    |
| DENISON CITY/DENISON SCH/^94 RS DWELLING FROM AG INCREMENT | 24096    | 24097         | 0                    |
| DENISON CITY AG/DENISON SCH/^02 AMENDED TIF INCREM         | 24102    | 24103         | 0                    |
| DENISON CITY/DENISON SCH/^02 AMENDED TIF INCREM            | 24104    | 24105         | 0                    |

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total       | Gas/Electric Utility | Total       |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed          | 0            | 43,121,334  | 66,096,624 | 13,270,330 | 0     | -138,900 | 122,349,388 | 0                    | 122,349,388 |
| Taxable           | 0            | 24,033,009  | 59,486,962 | 11,943,297 | 0     | -138,900 | 95,324,368  | 0                    | 95,324,368  |
| Homestead Credits |              |             |            |            |       |          |             |                      | 303         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **20,472** **300,000** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 845,250  
 TIF Sp. Revenue Fund Interest: 389  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 845,639**

Rebate Expenditures: 68,846  
 Non-Rebate Expenditures: 733,089  
 Returned to County Treasurer: 0  
**Total Expenditures: 801,935**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **64,176** **300,000** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For DENISON URBAN RENWAL

### Oakridge Heights

|                      |   |
|----------------------|---|
| Description:         | Infrastructure for apartments, houses, restaurant, hotel  |
| Classification:      | Mixed use property (ie: a significant portion is residential and significant portion is commercial) |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

### 2014 LHDC Housing project

|                      |   |
|----------------------|---|
| Description:         | LHDC housing project                          |
| Classification:      | Residential property (classified residential) |
| Physically Complete: | No  |
| Payments Complete:   | No  |

### 2015 Debt refunding

|                      |   |
|----------------------|---|
| Description:         | Refinance to lower interest rate on 2008A Streets- 16th St & Levee;2009 Streets 13th Ave. S., 8th Street, 14th St parking lot, 2010 previous refunding for Boulders Conference Center, S. 8th St., Streetscape Phase II |
| Classification:      | Roads, Bridges & Utilities  |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

## Debts/Obligations For DENISON URBAN RENWAL

### 2011 GO

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 741,600                     |
| Interest:              | 88,174                      |
| Total:                 | 829,774                     |
| Annual Appropriation?: | Yes                         |
| Date Incurred:         | 11/30/2011                  |
| FY of Last Payment:    | 2024                        |

### 2015 GO refunding 2008A, 2009 & 2010

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 1,490,270                   |
| Interest:              | 73,000                      |
| Total:                 | 1,563,270                   |
| Annual Appropriation?: | Yes                         |
| Date Incurred:         | 06/01/2015                  |
| FY of Last Payment:    | 2023                        |

### Internal Loan - Rebate agreement for Boulders LLC

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 100,000    |
| Interest:              | 0          |
| Total:                 | 100,000    |
| Annual Appropriation?: | No         |
| Date Incurred:         | 03/26/2015 |
| FY of Last Payment:    | 2016       |

### 2014 GO

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 540,000                     |
| Interest:              | 74,675                      |
| Total:                 | 614,675                     |
| Annual Appropriation?: | Yes                         |
| Date Incurred:         | 09/30/2015                  |
| FY of Last Payment:    | 2025                        |

## Non-Rebates For DENISON URBAN RENWAL

|                         |  |
|-------------------------|--|
| TIF Expenditure Amount: | 94,223   |
| Tied To Debt:           | 2011 GO  |
| Tied To Project:        | Oakridge Heights                                     |
| TIF Expenditure Amount: | 62,350   |
| Tied To Debt:           | 2014 GO  |
| Tied To Project:        | 2014 LHDC Housing project                            |
| TIF Expenditure Amount: | 476,516  |
| Tied To Debt:           | 2015 GO refunding 2008A, 2009<br>& 2010              |
| Tied To Project:        | 2015 Debt refunding                                  |
| TIF Expenditure Amount: | 100,000  |
| Tied To Debt:           | Internal Loan - Rebate agreement<br>for Boulders LLC |
| Tied To Project:        | Oakridge Heights                                     |

## Rebates For DENISON URBAN RENWAL

### Oakridge Heights

|                               |                  |
|-------------------------------|------------------|
| TIF Expenditure Amount:       | 68,846           |
| Rebate Paid To:               | David Reisz      |
| Tied To Debt:                 | 2011 GO          |
| Tied To Project:              | Oakridge Heights |
| Projected Final FY of Rebate: | 2018             |

## Income Housing For DENISON URBAN RENWAL

|  |   |
|--|---|
| Amount of FY 2016 expenditures that provide or aid in the provision of public improvements related to housing and residential development:                           | 0 |
| <hr/>  |   |
| Lots for low and moderate income housing:  | 0 |
| Construction of low and moderate income housing:   | 0 |
| Grants, credits or other direct assistance to low and moderate income families:  | 0 |
| Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes: | 0 |
| Other low and moderate income housing assistance:  | 0 |

## TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)  
 Urban Renewal Area: DENISON URBAN RENWAL (24001)  
 TIF Taxing District Name: DENISON CITY/DENISON SCH/1ST TIF INCREM  
 TIF Taxing District Inc. Number: 24083

|                                  |      |                      |         |
|----------------------------------|------|----------------------|---------|
| TIF Taxing District Base Year:   | 1989 | UR Designation       |         |
| FY TIF Revenue First Received:   | 1991 | Slum                 | No      |
| Subject to a Statutory end date? | No   | Blighted             | 11/1989 |
|                                  |      | Economic Development | 11/1989 |

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total       | Gas/Electric Utility | Total       |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed          | 0            | 43,121,334  | 66,096,624 | 13,270,330 | 0     | -138,900 | 122,349,388 | 0                    | 122,349,388 |
| Taxable           | 0            | 24,033,009  | 59,486,962 | 11,943,297 | 0     | -138,900 | 95,324,368  | 0                    | 95,324,368  |
| Homestead Credits |              |             |            |            |       |          |             |                      | 303         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 50,420,732        | 72,067,556          | 24,134,816     | 47,932,740         | 1,658,990                  |

FY 2016 TIF Revenue Received: 845,250

## TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)  
 Urban Renewal Area: DENISON URBAN RENWAL (24001)  
 TIF Taxing District Name: DENISON CITY AG/DENISON SCH/^89 INCREMENT  
 TIF Taxing District Inc. Number: 24085

|                                  |      |                      |         |
|----------------------------------|------|----------------------|---------|
| TIF Taxing District Base Year:   | 1989 | UR Designation       |         |
| FY TIF Revenue First Received:   | 1991 | Slum                 | No      |
| Subject to a Statutory end date? | No   | Blighted             | 11/1990 |
|                                  |      | Economic Development | 11/1990 |

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Taxable           | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 361,800           | 0                   | 0              | 0                  | 0                          |

FY 2016 TIF Revenue Received: 0



### TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)  
 Urban Renewal Area: DENISON URBAN RENWAL (24001)  
 TIF Taxing District Name: DENISON CITY AG/DENISON SCH/ 94 AMENDED PARCELS INCREM  
 TIF Taxing District Inc. Number: 24095

|                                  |      |                              |
|----------------------------------|------|------------------------------|
| TIF Taxing District Base Year:   | 1993 | <b>UR Designation</b>        |
| FY TIF Revenue First Received:   | 1994 | Slum No                      |
| Subject to a Statutory end date? | No   | Blighted 11/1992             |
|                                  |      | Economic Development 11/1992 |

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Taxable           | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 90,180            | 0                   | 0              | 0                  | 0                          |

FY 2016 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)  
 Urban Renewal Area: DENISON URBAN RENWAL (24001)  
 TIF Taxing District Name: DENISON CITY/DENISON SCH/ 94 RS DWELLING FROM AG INCREMENT  
 TIF Taxing District Inc. Number: 24097

|                                  |      |                              |
|----------------------------------|------|------------------------------|
| TIF Taxing District Base Year:   | 1993 | <b>UR Designation</b>        |
| FY TIF Revenue First Received:   | 1994 | Slum No                      |
| Subject to a Statutory end date? | No   | Blighted 11/1992             |
|                                  |      | Economic Development 11/1992 |

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Taxable           | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 21,740            | 0                   | 0              | 0                  | 0                          |

FY 2016 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)  
 Urban Renewal Area: DENISON URBAN RENWAL (24001)  
 TIF Taxing District Name: DENISON CITY AG/DENISON SCH/^02 AMENDED TIF INCREM  
 TIF Taxing District Inc. Number: 24103

|                                  |      |                      |         |
|----------------------------------|------|----------------------|---------|
| TIF Taxing District Base Year:   | 2002 | UR Designation       |         |
| FY TIF Revenue First Received:   | 2003 | Slum                 | No      |
| Subject to a Statutory end date? | No   | Blighted             | 09/2000 |
|                                  |      | Economic Development | 09/2000 |

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Taxable           | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 48,575            | 0                   | 0              | 0                  | 0                          |

FY 2016 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)  
 Urban Renewal Area: DENISON URBAN RENWAL (24001)  
 TIF Taxing District Name: DENISON CITY/DENISON SCH/^02 AMENDED TIF INCREM  
 TIF Taxing District Inc. Number: 24105

|                                  |      |                      |         |
|----------------------------------|------|----------------------|---------|
| TIF Taxing District Base Year:   | 2002 | UR Designation       |         |
| FY TIF Revenue First Received:   | 2003 | Slum                 | No      |
| Subject to a Statutory end date? | No   | Blighted             | 09/2000 |
|                                  |      | Economic Development | 09/2000 |

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Taxable           | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 3,303,550         | 0                   | 0              | 0                  | 0                          |

FY 2016 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: DENISON (24G220)  
 Urban Renewal Area: DENISON DUBUQUE BLDG URBAN RENEWAL  
 UR Area Number: 24004

UR Area Creation Date:

This is actually an amendment to the "Denison Urban Renewal" plan not a second plan. The City of Denison only has one urban renewal plan. This was an error of how the amendment was given to the county auditor back in 1992, when the amendment was done.

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

|   | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| DENISON CITY/DENISON SCH/^91 DUBQ BLDG INCREMNT | 24092    | 24093         | 0                    |

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Taxable           | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue:** 0

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures:** 0

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2016

## TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)  
 Urban Renewal Area: DENISON DUBUQUE BLDG URBAN RENEWAL (24004)  
 TIF Taxing District Name: DENISON CITY/DENISON SCH/^91 DUBQ BLDG INCREMNT  
 TIF Taxing District Inc. Number: 24093

TIF Taxing District Base Year: 1991  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 11/1990 |

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Taxable           | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 1,233,360         | 0                   | 0              | 0                  | 0                          |

FY 2016 TIF Revenue Received: 0